



CAMPDEN ROAD, ICKENHAM, UXBRIDGE, UB10 8ET



An extended three bedroom semi detached family home located with 0.5 miles of Vyners Secondary School.

The property has been extended and refurbished over the last 10 years by the current owners and benefits from; ground floor rear and side extensions, replacements windows throughout, replacement boiler, newly fitted kitchen, new bathroom, luxury vinyl flooring throughout the ground floor & fitted wardrobes in bedrooms 1 & 2.

Accommodation comprises; composite double glazed front door leading to; spacious entrance hallway, front aspect living room with ceiling spotlights and gas coal effect fireplace and interconnecting doors to a spacious second reception room. The well appointed kitchen has a range of modern units at the base and eye level with contrasting quartz worktops, integral full sized dishwasher, double oven and gas hob. There is also a large pantry. The kitchen opens to the fabulous family room that is flooded with natural light from the pitched roof and electric Velux windows and double bi-folding doors to the rear garden. Completing the ground floor is a large utility room, guest cloak room and a door to the garage. Stairs to the first floor lead to three large bedrooms (one and two benefiting from fitted wardrobes) The well appointed family bathroom has a power shower and airing cupboard housing the combination boiler. Furthermore there is a separate WC. To the rear, the south facing rear garden is mostly laid to lawn with mature tree and shrub borders with all new fencing. To the front the block paved driveway provides off street parking for 3 cars.



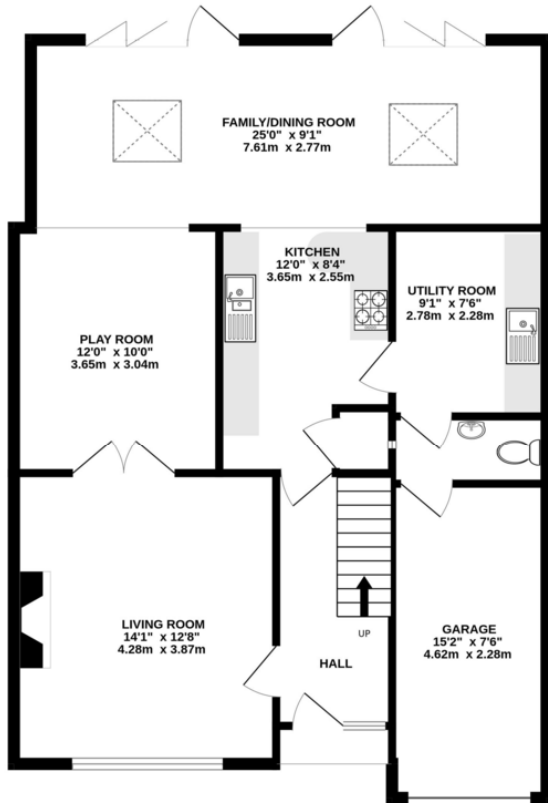
Campden Road is located within a very short walk of the highly desirable and sought-after Vyners Secondary School & Breakspear School. Swakeleys Park is just a 5 minute walk away and for commuters, Ickenham Metropolitan Line Station is a 15 minute walk or a short drive. The A40 is easily accessible as is Uxbridge Town Centre.

The property has further scope for extension into the loft to create an extra bedroom and into the garage for addition ground floor accommodation.

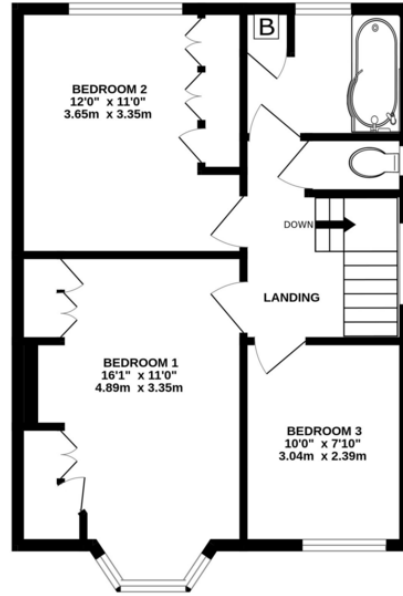
Disclaimer:

A member of Andrew Pearce Property Consultants has a financial interest in the sale of this property.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

